

**308 Tartan Circle W
Lethbridge, Alberta**

MLS # A2318948



\$509,900

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,080 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Sump Pump(s)		

Inclusions: Fridge (x2), Stove (x2), Dishwasher (x2), Washer (x2), dryer (x2), Window Coverings, Garage Door Opener and Remote(s), Table/Island also all furniture and items negotiable based on price

Welcome to this fantastic home in one of West Lethbridge's most desirable locations! Situated close to parks, schools, shopping, restaurants, and countless amenities, this property offers exceptional value for homeowners and investors alike. The main floor features a bright and functional layout with 2 bedrooms and 2 bathrooms, including a spacious primary bedroom complete with its own private ensuite. Beautiful hardwood flooring flows throughout the main living areas and the natural gas fireplace in the main living area keeps you cozy during the colder months while the well-appointed kitchen offers a central island, stainless steel appliances, and convenient access to the back deck—perfect for entertaining or enjoying your morning coffee. Downstairs, you'll find a non-approved basement suite with its own walk-up entrance, making it an excellent opportunity for additional income, extended family, or multi-generational living. The home also features separate laundry facilities for both the main floor and basement, providing added convenience and privacy for occupants. The back parking pad and backyard entrance to the basement suite are completely separated from the main living space, offering enhanced privacy and independence for future tenants or family members utilizing the basement. Outside, the fully fenced backyard offers plenty of space for kids, pets, and outdoor gatherings, along with underground sprinklers throughout the yard to help keep the landscaping looking its best. The heated double attached garage is spacious and practical, complete with built-in shelving units for all your storage needs. Additional highlights include central air conditioning, permanent gutter guards installed around the entire home, excellent curb appeal, and a location that puts everything you need just minutes away. Opportunities like this don't come along often. Call

your REALTOR®; today and book your private viewing before this one is gone!